Document No. 4231
Adopted at Meeting of 9/16/82

BOSTON REDEVELOPMENT AUTHORITY

AMENDMENT TO THE REPORT AND DECISION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER.ED.) CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960

On July 14, 1961, the Authority voted to adopt a Report and Decision on the Application of The Prudential Insurance Company of America for Approval of an Urban Redevelopment Project Pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended and Chapter 652 of the Acts of 1960. The Application was amended August 13, 1964; April 29, 1965; July 27, 1967; June 18, 1972; April 19, 1973; June 27, 1974; May 6, 1976; November 18, 1976; March 29, 1979; and February 21, 1980.

In accordance with the foregoing votes, the insurance company has completed the improvements contemplated by the above application.

On August 26, 1982, the Applicant submitted a further Amendment. The Applicant wishes to upgrade both the main Dalton Street entrance and the rear hotel entrance off the arcaded plaza level. The proposed upgrading is not a change in the type of character of the building and does not represent a fundamental change that would require further public hearings. The changes have met with approval of the Authority staff. In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby makes the following findings and determinations:

1. That the proposed new construction is not a fundamental change in the type and character of the buildings, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Accounts to be paid to the City of Boston, now applicable to the Project, and the Authority approves such construction;

2. That the Authority grants permission to redesign the hotel traffic pattern across a lot of land in front of the hotel, all in accordance with the plans submitted to the Authority entitled, "Sheraton Boston Hotel Front Entrance Design" numbered L-1 through L-7, dated August 20, 1982, by Todd Lee Associates, Inc.; which plans are incorporated herein by reference. Said Prudential Insurance Company of America hereby agrees to maintain and repair the landscaping and other improvements in this area.

final copy.

re-written

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2. That the Authority grants permission to deviate from any requirement of the Boston Zoning Code to the extent necessary to permit such construction;

3. That the Authority grants permission to redesign the hotel traffic pattern across a lot of land in front of the hotel, all in accordance with the plans submitted to the Authority entitled, "Sheraton Boston Hotel Front Entrance Design" numbered L-1 through L-7, dated August 20, 1982, by Todd Lee Associates, Inc.; which plans are incorporated herein by reference. Said Prudential Insurance Company of America hereby agrees to maintain and repair the landscaping and other improvements in this area.

re-written
(see attached

The Prudential Insurance Company of America
Northeastern Home Office
P.O. Box 141, Boston, Massachusetts 02199

Robert J. Scales, CLU
President
Northeastern Operations

August 26, 1982

RECEIVED
SEP 10 1982
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Massachusetts 02108

Re: Prudential Center Project

Dear Mr. Ryan:

Reference is made to (a) Amendment of Application dated June 13, 1961, filed by The Prudential Insurance Company of America with you on July 14, 1961, and to your Report and Decision dated August 14, 1961; (b) Supplementary Application dated August 13, 1964, filed by the insurance company with you on the same day and to the action which you took with reference thereto by vote on August 13, 1964, approved by the Mayor on August 19, 1964; (c) Supplementary Application dated April 26, 1965, filed with you on April 29, 1965; and to the action which you took with reference thereto by vote on April 29, 1965, approved by the Mayor on June 2, 1965; and (d) Supplementary Application dated July 17, 1967, filed with you on July 27, 1967, and to the action which you took with reference thereto by vote on August 7, 1967, and approved by the Mayor on August 15, 1967; (e) Supplementary Application dated April 11, 1972, filed with you on April 11, 1972, and to the action which you took with reference thereto by vote dated June 15, 1972, and approved by the Mayor on July 6, 1972; (f) to Supplementary Application dated April 17, 1973, filed with you on the same day, and to the action which you took with reference thereto on April 22, 1973, approved by the Mayor on May 2, 1973; (g) Supplementary Application dated June 27, 1974, filed with you on the same day, and to the action which you took with reference thereto on July 17, 1974 and approved by the Mayor on July 25, 1974; (h) Supplementary Application dated April 15, 1976, filed with you on April 16, 1976 and approved by the Mayor on May 24, 1976; (i) Supplementary Application dated February 12, 1979 filed with you on that date, and to the action you took with reference thereto on March 29, 1979, and approved by the Mayor on May 4, 1979, and (j) Supplementary Application dated January 31, 1980, filed with you on that date and approved by the Mayor on March 25, 1980.

1. In accordance with the foregoing votes, the insurance company has completed the improvements contemplated by the above applications.

2. The Prudential Insurance Company of America proposes to (a) redesign and improve the front elevation and entrance to the Sheraton Boston Hotel, (b) remodel and enlarge the Coffee Shop and the Republic Ballroom at the hotel and (c) redesign the traffic pattern between the hotel entrance and Dalton Street, all in accordance with Plans attached hereto.

3. The proposed new construction is not a change in the type and character of the building or the project.

4. There are no permissions, so far as known to The Prudential Insurance Company of America, which may be required for the proposed new construction to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston, in addition to those previously granted, for the new construction and the building of which it will be a part, to be located and altered to conform with the plans attached hereto insofar as differing from the plans upon which prior decisions were based.

5. The Prudential Insurance Company of America respectfully requests:

   (a) That you find that the proposed new construction is not a fundamental change in the type and character of the buildings, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Accounts to be paid to the City of Boston, now applicable to the Project, and you approve such construction.

   (b) That you grant permission to deviate from any requirement of the Boston Zoning Code to the extent necessary to permit such construction.

(c) That you grant permission to permit the redesign of hotel and tour bus traffic across the plot of land in front of the hotel, in accordance with Plans attached hereto, in exchange for maintenance and repair by Prudential.

Very truly yours,

THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

By Robert J. Salen
President

RJS:mr

Enclosures:
1. Front Entrance
2. Ballroom and Coffee Shop
3. Plot Survey - Dalton Street

MEMORANDUM SEPTEMBER 16, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: AMENDMENT TO THE REPORT AND DECISION ON THE CHAPTER 121A APPLICATION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

As you are aware, the Authority voted to adopt a Report and Decision on the Chapter 121A Application of the Prudential Insurance Company of America on July 14, 1961. There have been a number of amendments to the project since that time.

On August 26th, the applicants submitted an additional request to amend their application in order to improve the two main entrances to the hotel. Prudential Insurance Company proposes to invest approximately $5,000,000 in upgrading both the main Dalton Street entrance and the rear hotel entrance off the arcaded plaza level. The improvements to the plaza level entrance will not only significantly improve the space gap between the present plaza walkway and the Sheraton Hotel, but will also allow for more appropriate space utilization including an enlarged coffee shop and additional lobby areas for the hotel ballrooms.

Redesigning the main Dalton Street entrance will also allow for improved hotel traffic circulation in the area which is imperative with the pending opening of the new Hilton Hotel just across the street. All of these proposed improvements have gone through extensive design review with the Authority staff; and the Prudential Insurance Company has been most cooperative in the design review process. Prudential will build, at no public cost, those public elements including landscaped plaza and new street alignments on their side of Dalton Street that would normally be required of the City. They have also agreed to maintain and repair the landscaped plaza areas to be located adjacent to their property line on former remnant portions of City of Boston street areas.

In the opinion of the Chief General Counsel, the proposed improvements are not a change in the type of character of the building and do not represent a fundamental change that would require further public hearings.

It is, therefore, recommended that the Authority approve and adopt the attached Amendment to the 121A Application of the Prudential Insurance Company of America.

VOTED: That the document attached hereto entitled, "Boston Redevelopment Authority Amendment To The Report and Decision of the Prudential Insurance Company of America for Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960" be and hereby is approved and adopted.